

Greenwood South HOA Meeting  
March 25, 2019  
Minutes

Meeting called to order at 7:05.

J.D. provided context for having the HOA. Reported that Greenwood South price per square foot is \$15 more than Palos Verde. This is an indication that our covenants are working.

There are 9 rentals out of the 96 homes in the neighborhoods. We want to address issues with the rental properties through covenants.

Minutes from the previous meeting were reviewed.

Updates

1. Directory has been updated. Please contact Leslie at [teachbeach71@gmail.com](mailto:teachbeach71@gmail.com) if your information is incorrect. If you choose not to include an email address in the directory, but would like to receive HOA emails, please let Leslie know.
2. Leslie is looking for someone to take over the newsletter. Irene Anderson and Christi Johnson are interested in helping.
3. Flowers at the neighborhood signs - Stephanie Duong is interested in helping. LaDonna Gravelle is willing to share flowers from her garden. The 2019 budget has funds to purchase flowers as well.
4. J.D. explained that Malcolm Mulroney is moving and will not serve as HOA president. We are looking for other candidates.
5. Would like more volunteers to serve as Block Reps. This position will be easier when the new website is posted and voting can take place online. Stephanie Duong is interested in helping.
6. Greenwood South is partnering with Palos Verde and Cherry Park to do a multi-neighborhood garage sale on May 17 and 18.
7. Infrastructure updates were provided for Orchard Road sidewalks and the tunnel at Palos Verde Park. The tunnel will be lowered since the bridge cannot be raised. The construction date has not been determined.
8. Greenwood Village is not monitoring speed on Orchard Road and is not writing tickets for illegal turns in our neighborhood. J.D. has proposed putting a sign on Rody's house stating "No Marvella Traffic."
9. J.D. reported that our District 2 Centennial City Council members have not been supportive of Greenwood South in addressing these traffic and infrastructure issues and to please take this into consideration at the next election.

Treasurer's report was read. 2019 budget was distributed.

Discussion

1. Trash service: There are six companies that provide service on the west side. Concerns include safety, traffic, noise, street damage, and pollution. Russ Fullmer's car was hit by a truck.
2. Gentle Heart Center – J.D. and Glenn met with center staff. Glenn read his notes from the meeting. We now have phone numbers for center staff and a work plan for property improvements. There are currently 4 young men in the home and plan is to rotate out the young men and bring seniors back in the home. Now vetting the residents. It is against the law to try to

remove the center, but covenants can help prevent additional centers from locating in Greenwood South. Covenants can require that the home be in good condition and the yard maintained and prevent garages from being converted into living space nuisances such as marijuana smoke. The house originally had ruling for 8 people and new house has ruling for 10. New covenant will address converting garage to bedroom.

Russ commented that he has smelled marijuana at the house. J.D. indicated that the police need to be called about drugs and any other unusual activity. Overwhelming cigarette smoke is included.

Current group home management is being cooperative and making some of the requested changes.

3. Snow removal – main streets are plowed first and then secondary streets that are school bus routes such as Monaco.
4. There is a municipal code pertaining to trash containers. They aren't supposed to be visual. HOA will not be addressing trash cans.

#### Proposed covenant changes

1. Dues will always be mandatory – “mandatory” is not currently specified. Vast majority of homeowners pay dues (4-6 people per year do not).  
Question about board setting the amount instead of vote of the neighborhood. Response: Board doesn't anticipate raising the dues higher than \$50. Just need to cover expenses that include insurance and legal fees. Trying to build reserve of \$20,000 as allowed by the state. Dues will be lowered if we meet our reserves.  
Will clarify dates in the new covenant.  
Owners are ultimately responsible for dues, however renters may pay them.  
Will add language about lien costs.  
Informal vote on concept: Majority in support.
2. Trash service – proposal to contract with 1 trash company.  
Christi Johnson has collected proposals.  
Pro disposal: 3 years at \$16/month for trash plus \$6/month for recycling. Need to find out if customers must use Pro Disposal bins priced at \$78 each.  
Republic: \$14/month for trash and \$16.50/month for trash and recycling  
Waste management: 3 years at \$12/month for trash and recycling. Will try to negotiate a 2-year rate.  
Question was asked if there would be a penalty if a resident decides not to join.  
Question asked if homeowners can use smaller bins. Pro Disposal takes any kind of bin.  
Informal vote on concept: Majority in support of contract with 1 company
3. Rental properties - Ban converting garages to living space; lease or rental agreement must be given to board prior to occupation of the home; minimum 6-month rental.  
If a property changes renters or a group home changes the type of residents, the owner would be required to notify the board  
Need to address excessive street parking at rental properties. Need to indicate that the limitation is specific to street parking and not garages or driveways.  
Informal vote on concept: Half in support

4. Architectural control committee – landscaping language to address current issues with some rental properties, however updated language will be applied to all homes.  
There is a court for HOAs in Colorado, however, need authorization in covenants to use the court. HOA currently lacks enforcement power to address landscaping issues.  
Covenant can address excessive weeds.  
Need to reword penalty language. Owner is responsible for the penalty unless specified in the rental agreement.  
Covenant could address xeriscaping. City code addresses portion of yard that has to be grass.  
May need to add language about roofing material per the past lawsuit.  
Informal vote on concept: Majority in support of architectural controls.
5. Voting requirements for filing a lawsuit and changing covenants– reduce from 64 to 30 votes  
30 is 1/3 of homes – can be modified  
Language amendment to specify that the two required public hearings allow all homeowners to have a voice.  
New website will allow for voting that will alleviate some of the burden on block representatives to gather votes.  
Informal vote on concept: Majority in support

Every house will get copy of current covenants, draft covenants for voting, and updated covenants when process is complete. Voting will take place on the website and in person (as needed). Will hold two public meetings before finalizing vote.

Adjourned at 8:30.